

CONSERVATION EASEMENT

Attachment # 5A
Page 1 of 4

STATE OF FLORIDA:

COUNTY OF LEON:

THIS CONSERVATION EASEMENT is hereby made on this 10 day of October, 2003, by Ramey Cawthon Dist. Inc., whose mailing address is 601 W. Madison St. Tallahassee Fla. hereinafter referred to as the "Grantor," to LEON COUNTY, FLORIDA, a political subdivision of the State of Florida, whose mailing address is Board of County Commissioners, 301 South Monroe Street, Tallahassee, Florida 32301, hereinafter referred to as the "Grantee."

WITNESSETH:

For and in consideration of the mutual promises and other good and valuable consideration as set forth herein, the receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby grant to the Grantee, its successors and assigns, a perpetual Conservation Easement in accordance with Section 704.06, Florida Statutes, over and across the real property more particularly described on Exhibit "A", which is attached hereto and expressly incorporated herein, on the terms and conditions hereinafter set forth:

The following activities are prohibited within this easement, pursuant to Section 704.06, Florida Statutes:

1. Construction or placing of buildings, roads, signs, billboards or other advertising, utilities, or other structures above or on the ground.
2. Dumping or placing of soil or other substance or material as landfill, or dumping or placing of trash, waste, or unsightly or offensive materials.
3. Removal or destruction of trees, shrubs, or other vegetation.
4. Excavation, dredging, or removal of loam, peat, gravel, soil, rock, or other material substance in such matter as to affect the surface.
5. Surface use except for purposes that permit the land or water area to remain predominately in its natural condition.
6. Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife conservation habitat preservation.
7. Acts or uses detrimental to such retention of land or water areas.
8. Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archeological, or cultural significance.

It is understood that the granting of this easement entitles the Grantee to enter the above described land in a reasonable manner and at reasonable times to assure compliance with the conditions of this easement.

Grantor hereby fully warrants the title to said real property and will defend the same against the lawful claims of all persons whomsoever claimed by, through or under it, that it has good rights and lawful authority to grant this easement and that the same is unencumbered. Where the context of this easement requires, allows or permits, the same shall include the successors or assigns of the parties.

The easement granted hereby shall run with the land and shall enure to the benefit of the Grantee and its successors and assigns.

IN WITNESS WHEREOF, Grantor has caused these covenants to be executed and its seal to be affixed hereto on the day and year first above written.

GRANTOR

RAINEY CAWTHON DISTRIBUTORS, INC.
(Name of Corporation Typewritten)

Brent Straubinger
(Signature of Officer or Agent)

Brent Straubinger
Sec. - Treasurer
(Print Name and Title of Officer or Agent)

WITNESSES:

Joseph Alden
(Sign)
Joseph Alden
(Print Name)

Tiffany Smith
(Sign)
Tiffany Smith
(Print Name)

STATE OF FL

COUNTY OF Leon

The foregoing instrument was acknowledged before me this 16 day of October
2003, by Brent Straubinger
(name of officer or agent, title of officer or agent)

of Rainey Cawthon Dist., a _____ corporation,
(name of corporation acknowledging) (state or place of incorporation)

on behalf of the corporation. He/she is personally known to me or has produced _____
as identification. (type of identification)

Donna K. Varnum
(Signature of Notary)

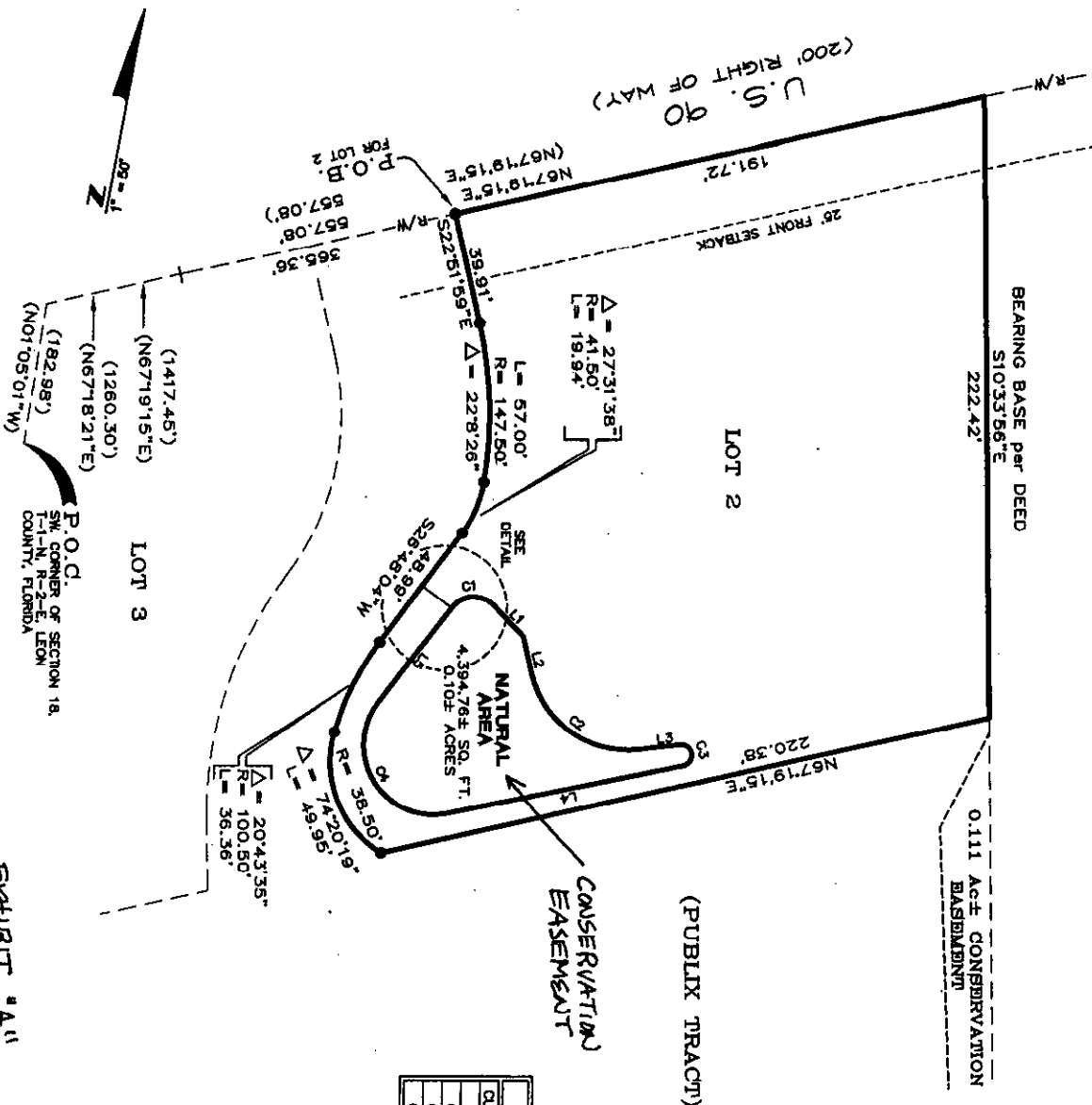
Donna K. VARNUM
(Print, Type or Stamp Name of Notary)

(Title or Rank)

DD 064733
(Serial Number, If Any)



This Document Prepared by: Herbert W.A. Thiele, Esq., County Attorney
Leon County Attorney's Office
Suite 202, 301 South Monroe Street
Tallahassee, Florida 32301



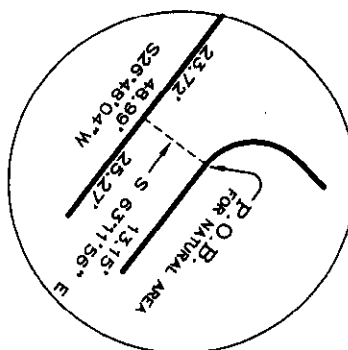
(PUBLIC TRACT)

CONSERVATION
EASEMENT

CURVE	LENGTH	RADIUS	CHORD	CHORD BEARING	DELTA
C1	17.26	10.00	15.19	N76°52'35\"	98°52'28\"
C2	51.34	35.00	46.86	N64°41'57\"	84°02'24\"
C3	11.84	3.90	7.79	S19°43'57\"	173°58'24\"
C4	59.28	25.00	46.34	N40°28'38\"	135°51'44\"

LINE	LENGTH	BEARING
L1	15.18	S53°41'07\"
L2	14.02	S22°40'45\"
L3	14.30	N73°16'51\"
L4	86.89	S65°33'53\"
L5	43.08	N27°26'14\"

DETAIL



SYMBOLS & ABBREVIATIONS

A - ORIGINAL, ANGLE
 B - BEARING
 C - CHORD
 D - DELTA
 E - EASEMENT
 F - FUTURE
 G - GROUND
 H - HORIZONTAL
 I - INTERSECTION
 J - JUNCTION
 K - KNOT
 L - LINE
 M - MILE
 N - NORTH
 O - OAK
 P - POINT
 Q - QUARTER
 R - RADIUS
 S - SOUTH
 T - TANGENT
 U - URBAN
 V - VERTICAL
 W - WEST
 X - CROSSING
 Y - YARD
 Z - ZONE

I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE FLORIDA SURVEYING ACT, CHAPTER 119, F.S., AND THAT THE SURVEY WAS COMPLETED ON THE DATE INDICATED HEREON. THE SURVEY WAS PERFORMED BY THE SURVEYOR NAMED HEREON, WHO IS A LICENSED SURVEYOR IN THE STATE OF FLORIDA. THE SURVEY WAS COMPLETED ON THE DATE INDICATED HEREON. THE SURVEY WAS PERFORMED BY THE SURVEYOR NAMED HEREON, WHO IS A LICENSED SURVEYOR IN THE STATE OF FLORIDA.

Ad D. Platt

AD D. PLATT, P.L.L.C.
SURVEYOR
FLORIDA LICENSE NO. 4664

DATE SIGNED
11/18/2002
DATE SIGNED

UNLESS IT BEING THE SIGNATURE AND THE ORIGINAL, PAPERED SET, OF A LICENSED SURVEYOR AND WATERS THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

EXHIBIT "A"

SKETCH OF DESCRIPTION:
OF LOT 2
VINEYARD CENTER

A.D. Platt
ASSOCIATES, INC. - LAND SURVEYORS
488 30th AVENUE ROAD, TALLAHASSEE, FL 32303
PHONE: (850) 386-1030 FAX: (850) 386-1108
LICENSED BUSINESS NO. 5590

CERTIFIED TO:
???
???
???
???
???

EXHIBIT "A"

Attachment # 5A
Page 4 of 4LEGAL DESCRIPTION
CONSERVATION EASEMENT / NATURAL AREA, LOT 2, VINEYARD CENTER

Commence at the Northwest corner of Lot 2, VINEYARD CENTER, a subdivision as per map or plat thereof recorded in Plat Book 13, Page 72, of the Public Records of Leon County, Florida, thence run South 22 degrees 51 minutes 59 seconds East 39.91 feet to a point of a curve to the right, thence along said curve having a radius of 147.50 feet, through a central angle of 22 degrees 08 minutes 26 seconds for an arc distance of 57.00 feet to a point of a compound curve, thence along said curve having a radius of 41.50 feet, through a central angle of 27 degrees 31 minutes 38 seconds for an arc distance of 19.94 feet, thence South 26 degrees 48 minutes 04 seconds West 23.72 feet, thence South 63 degrees 11 minutes 56 seconds East 13.15 feet to the POINT OF BEGINNING. From said POINT OF BEGINNING thence run Northeasterly along a curve concave Southeasterly having a radius of 10.00 feet, through a central angle of 98 degrees 52 minutes 38 seconds for an arc distance of 17.26 feet (the chord of said arc bears North 76 degrees 52 minutes 33 seconds East 15.19 feet), thence South 53 degrees 41 minutes 07 seconds East 15.18 feet, thence South 22 degrees 40 minutes 45 seconds East 14.02 feet to a point on a curve concave Northerly, thence run Easterly along said curve having a radius of 35.00 feet, through a central angle of 84 degrees 02 minutes 24 seconds for an arc distance of 51.34 feet (the chord of said arc bears South 64 degrees 41 minutes 57 seconds East 46.86 feet), thence North 73 degrees 16 minutes 51 seconds East 14.30 feet to a point of a curve concave Southwesterly, thence run Southeasterly along said curve having a radius of 3.90 feet, through a central angle of 173 degrees 58 minutes 24 seconds for an arc distance of 11.84 feet (the chord of said arc bears South 19 degrees 43 minutes 57 seconds East 7.79 feet), thence South 68 degrees 33 minutes 53 seconds West 86.89 feet to a point of a curve concave Northeasterly, thence run Northwesterly along said curve having a radius of 25.00 feet, through a central angle of 135 degrees 51 minutes 44 seconds for an arc distance of 59.28 feet (the chord of said arc bears North 40 degrees 29 minutes 38 seconds West 46.34 feet), thence North 27 degrees 26 minutes 14 seconds East 43.08 feet to the POINT OF BEGINNING, containing 0.10 acres, more or less.